

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ernesto Daniel Hernandez and Delva T. Hernandez, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **UG MELBA TOWNHOMES**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2017.

Ernesto Daniel Hernandez, Owner
Delva T. Hernandez, Owner

STATE OF TEXAS }
COUNTY OF DALLAS }
Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Ernesto Daniel Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2017.

Notary Public, State of Texas

STATE OF TEXAS }
COUNTY OF DALLAS }
Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Delva T. Hernandez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2017

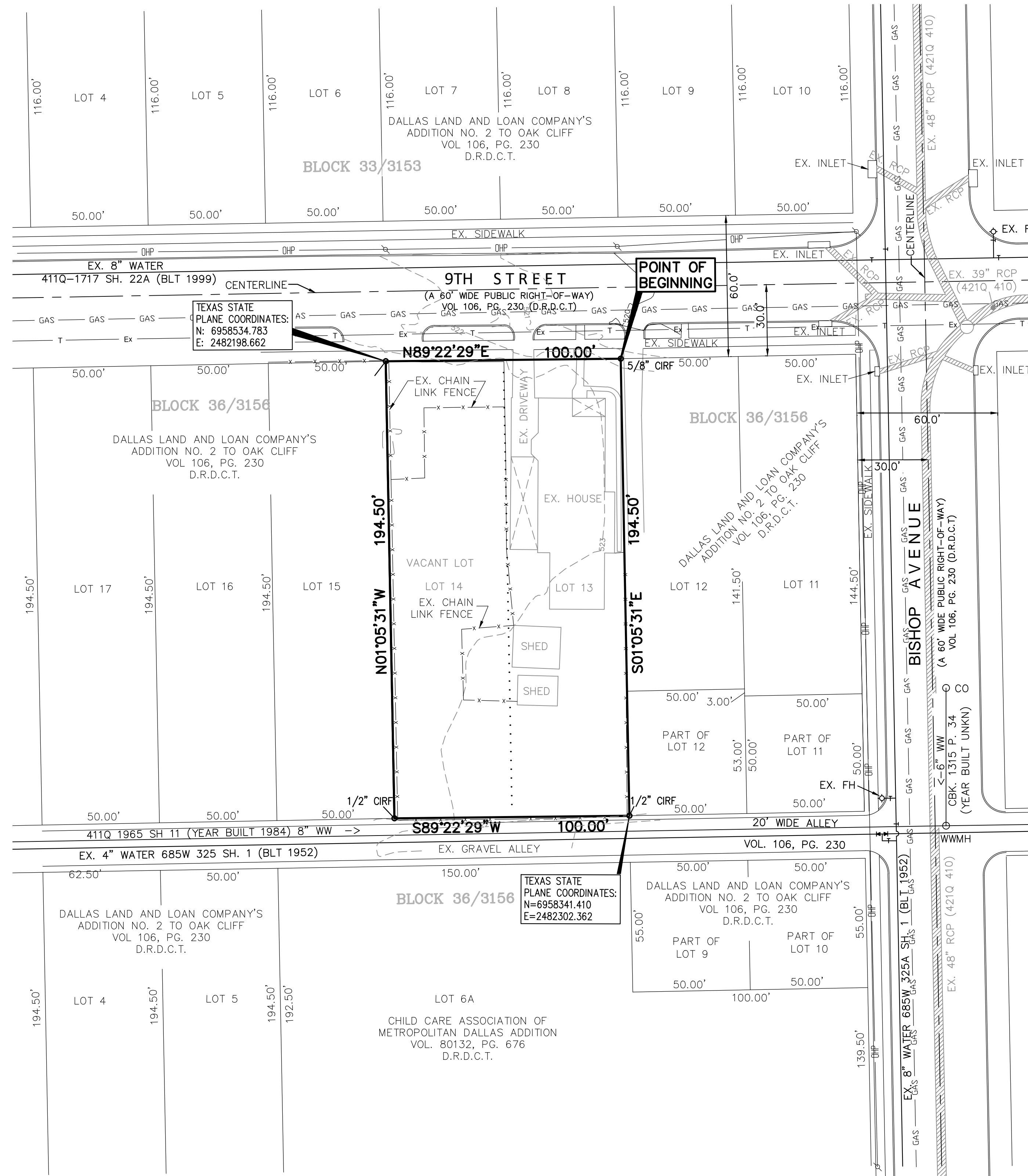
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS }
COUNTY OF DALLAS }
Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2017

Notary Public, State of Texas



LEGEND	
—	Boundary Line
.....	Lot line to be Abandoned
—o—	Existing Telephone
—OP—	Overhead Power
o CIRF	Capped Iron Rod Found Stamped "RPLS 5590"
o IRS	Iron Rod Set with 3-1/4" Metal Cap Stamped "UG MELBA TOWNHOMES RPLS 5867"
—	Adjacent Lot/Right-of-way Line
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
INST. NO.	Instrument Number
D.R.D.C.T.	Deed Records, Dallas County, Texas

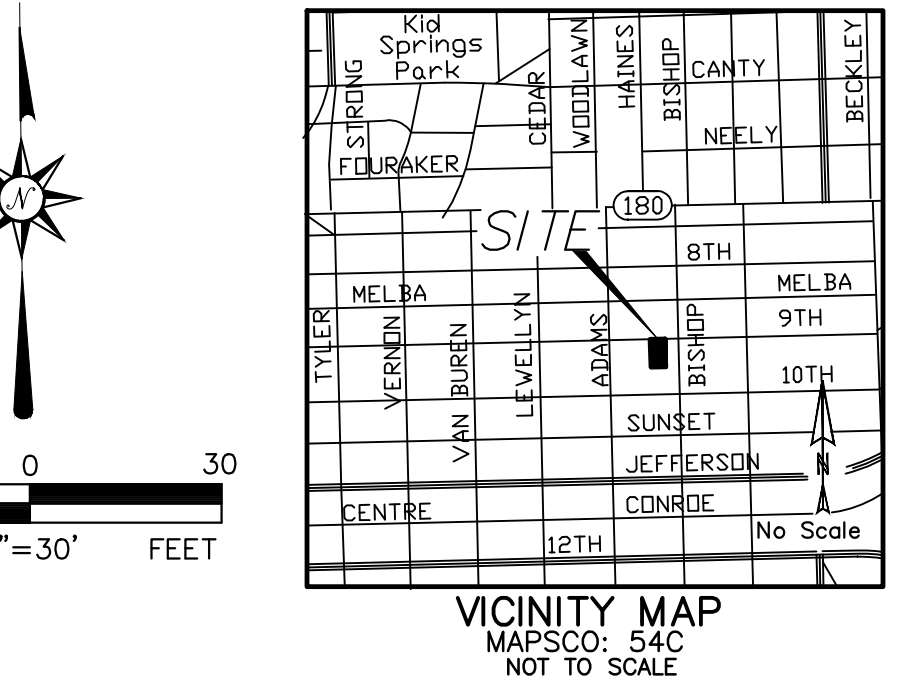
NOTE: ALL EX. BUILDINGS AND PARKING LOT PAVEMENT WILL BE REMOVED

GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- Basis of Bearing:
The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011)
- The purpose of this plat is to establish 1 Lot from 2 platted Lots.
- Coordinates shown are based on the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

OWNER:
ERNESTO DANIEL HERNANDEZ
412 W 9th STREET
DALLAS, TX 75208

OWNERS:
ERNESTO DANIEL HERNANDEZ & DELVA T. HERNANDEZ
410 W 9th STREET
DALLAS, TX 75208



OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }
Whereas Ernesto Daniel Hernandez and Delva T. Hernandez, are the owner(s) of several tracts of land situated in the C. L. LEONARD SURVEY, ABSTRACT NO. 770, City of Dallas, Dallas County, Texas and being all of Lot 13, and Lot 14, Block 36/3146, of Dallas Land and Loan Company's Addition Number 2, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being a tract of land conveyed by Gift Deed to Ernesto Daniel Hernandez, as recorded in Instrument Number 201200029841, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a tract of land conveyed by Gift Deed to Ernesto Daniel Hernandez and Delva T. Hernandez, as recorded in Instrument Number 201200029840, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch capped iron rod found for a corner, said corner being the northeast corner of said Lot 13, Block 36/3156, said corner being the northwest corner of Lot 12, Block 36/3156, of said Dallas Land and Loan Company's Addition Number 2, said corner being in the south line of 9th Street (a 60 foot wide right-of-way);

THENCE South 01 degrees 05 minutes 31 seconds East, departing the south line of said 9th Street, and along the common line of said Lot 12 and Lot 13, Block 36/3156, a distance of 194.50 feet to a 1/2-inch capped iron rod found for a corner, said corner being the southeast corner of said Lot 13, Block 36/3156, said corner being in the north line of a 20 foot wide alley;

THENCE South 89 degrees 22 minutes 29 seconds West, along the north line of said 20' wide alley, a distance of 100.00 feet to a 1/2-inch capped iron rod found for corner, same being the southwest corner of said Lot 14, Block 36/3156, same being the southeast corner of Lot 15, Block 26/3146, of Dallas Land and Loan Company's Addition Number 2, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas, same being in the south line of a 20 foot wide Alley;

THENCE North 01 degrees 05 minutes 31 seconds West, along the common line between said Lot 14 and said Lot 15, a distance of 194.50 feet to a 1/2-inch iron rod with a 3-1/4-inch metal cap stamped "UG MELBA TOWNHOMES, R.P.L.S. #5867", for a corner, said corner being in the south line of said 9th Street, same being the northwest corner of said Lot 14;

THENCE North 89 degrees 22 minutes 29 seconds East, along the common line between said 9th Street, and said Lot 14 and Lot 13, Block 36/3156, a distance of 100.00 feet to the POINT OF BEGINNING, containing 19,449 square feet or 0.447 acres of land, more or less.

**PRELIMINARY PLAT
UG MELBA TOWNHOMES
Lot 1A, Block 36/3156
0.447 ACRES**

BEING A REPLAT OF
LOTS 13 & 14, BLOCK 36/3156 OF
DALLAS LAND AND LOAN COMPANY'S ADDITION No. 2
OUT OF THE
G. L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S167-277

AUGUST 2017

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO.